



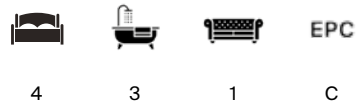
## SOLWAY ROAD

East Dulwich, SE22



# MODERNISED MID-TERRACE FOUR BEDROOM FAMILY HOME

An impeccably redesigned and beautifully finished four bedroom family home in East Dulwich located close to Peckham Rye Park.



Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide price: £1,750,000



## SOLWAY ROAD

This exceptional home has been extensively renovated and thoughtfully extended by the current owners, incorporating high end finishes and contemporary comforts throughout.

The ground floor offers a welcoming front reception room, ideal as a lounge or media space. To the rear, the stunning vibrant open plan kitchen and family area features bespoke cabinetry, sleek worktops, and sliding glass doors opening directly onto the South facing garden.

The seamless connection between indoor and outdoor living creates an impressive space for both everyday life and entertaining. (A guest WC completes the accommodation on this floor and a basement that can be used for storage).

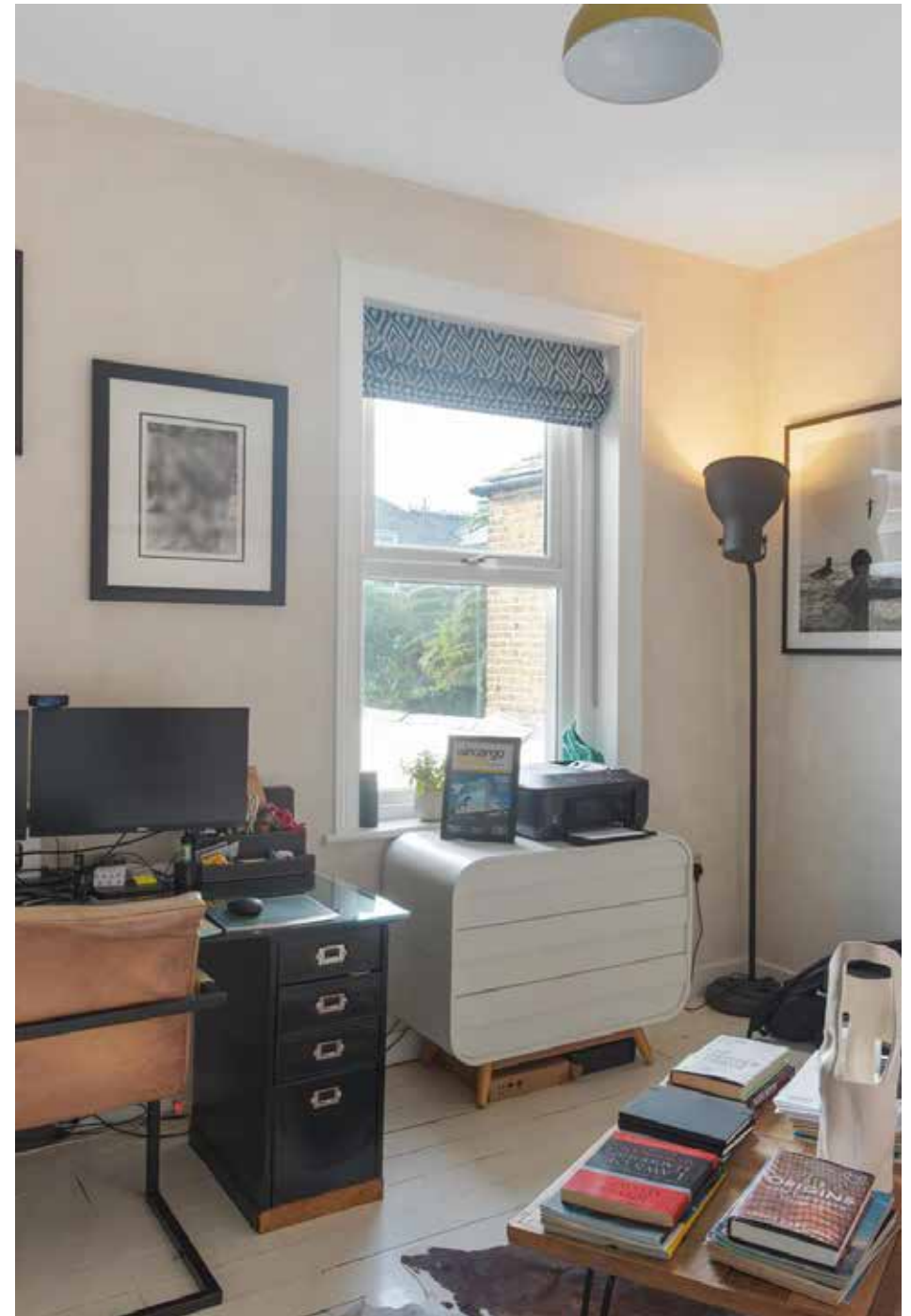








The first floor comprises three generous double bedrooms serviced by a contemporary family bathroom with both a walk in shower and freestanding bathtub; along with an additional WC.







The top floor is dedicated to a stylish principal suite with expansive views over the rooftops: complete with dressing room area and an en suite shower room. Eaves storage is also available on this level.





## THE LOCATION

Solway Road is perfectly positioned in East Dulwich just moments from Peckham Rye Park and the amenities of Lordship Lane, renowned for its independent shops, cafés, bars and restaurants.

The area is well served by outstanding schools, including Harris Primary Academy and The Charter School East Dulwich, as well as leading independent options such as JAGS, Allyn's, Dulwich College and Dulwich Prep.

Transport links are excellent with East Dulwich station approximately 0.5 miles away, Peckham Rye around 0.7 miles, Queens Road Peckham roughly 1 mile, and Denmark Hill approximately 1.1 miles, offering excellent access to direct rail and Overground links across London. Numerous bus routes from Lordship Lane provide convenient links across Central, West and South London.







### Solway Road, SE22

Approximate Gross Internal Area : 193.33 SQ.M / 2081 SQ.FT  
(EXCLUDING EAVES STORAGE)  
EAVES STORAGE 1.66 SQ.M / 18 SQ.FT  
INCLUSIVE TOTAL AREA 194.99 SQ.M / 2099 SQ.FT

KEY: CH = Ceiling Height  
[Restricted Head Height]



Approximate Gross Internal Area = 193.33 sq m / 2,081 sq ft (Excluding Eaves Storage)  
Eaves Storage = 1.66 sq m / 18 sq ft  
Inclusive Total Area = 194.99 sq m / 2,099 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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